



MEETING MINUTES
BOARD OF SUPERVISORS, COUNTY OF MONO
STATE OF CALIFORNIA

Regular Meetings: The First,
Second, And Third Tuesday
of each month

Special Meeting

Camp Antelope and
Walker Community Center,
Walker, CA 96107

August 18, 2009

5:30 PM

Tour of Camp Antelope

Chairman Reid opened the meeting. Suggested the County and OVIHA both designate a specific contact person to help facilitate communication.

OVIHA Presentation:

- Showed photographs and schematics of the water system improvements.
- Dilapidated buildings will be demolished and replaced in phases (about seven homes at a time). The friable asbestos has been removed; will begin removing the non-friable asbestos.
- The septic tank (12,000 gallons) needs to be rehabilitated; lines will be repaired as the project progresses.

Regarding asbestos removal, Supervisor Hazard suggested that OVIHA contact the Great Basin Air Pollution Control District.

Chairman Reid adjourned this portion of the meeting in order to reconvene at the Walker Community Center.

6:07 PM

Meeting Called to Order by Chairman Reid

Pledge of Allegiance led by Evan Nikirk, Public Works Director

OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

Doris Jones, resident of Antelope Valley: Presented a letter to the Board regarding the resignation of Claudia Bonnet, and supporting Bonnet's efforts. Community members asked the Board to look into why Bonnet resigned. Henry Shrem, resident of Sierra East Mobile Home Park: Presented a letter (signed by 11 community members) supporting Claudia Bonnet.

Tim Fesko: Talked about the lack of a PA system in the community center.
Chairman Reid: Asked the Clerk to look into this matter.

COUNTY ADMINISTRATIVE OFFICE

- 1a) Update from Owens Valley Indian Housing Authority (OVIHA) on Camp Antelope (**Mary Booher, Robert Zuccho**) - Receive presentation by Robert Zuccho, OVIHA Director, and Mary Booher regarding Camp Antelope Housing. Provide any desired direction to staff. Presentation will begin at Camp Antelope, then move to the Walker Community Center.

Action: None

Staff Presentation

Mary Booher: Reviewed the history of the Camp Antelope property. Mono County regulates the use of the property, and since the late 1990s, OVIHA has been working with the County to make improvements on the property. OVIHA will have to go before the Planning Commission if they change direction with the subdivision.

Scott Burns: A prior subdivision concept has no status because there was not a formal plan; nothing can be invoked.

Marshall Rudolph: OVIHA is under federal law for Indian housing authorities; however, they are required to pay an amount for County services, which is based on statutory limitations. Indian housing authorities are subject to tax laws but the California State Legislature has created exemptions for property taxes. The Finance Department is checking to see if all payments have been received and property tax exemptions filed.

OVIHA Presentation

Robert Zuccho: Has been involved with the project since 2007. He provided the following information.

- Have been working on a water project which the Board reviewed during the site tour; it is scheduled to go on line soon.
- Many homes were vacated in 2006-2007; currently cleaning up the area and will improve the housing units in phases. First phase will demolish seven homes; eventually will replace all 36 homes. Eighteen people are living in the area at this time.
- Future plans include a ball field, fire station, and water tank for fire fighting. No plan at this time to expand the housing; planning to keep the site plan similar to the current development. Also planning to reopen the clinic and rehabilitate the community center.
- Money for fire services would come from federal government funding; funding for Camp Antelope is through HUD.
- Invited members of community to visit the site.
- Would like to partner with different agencies, and be part of the community.

Zuccho answered questions:

- OVIHA receives \$20,000-\$100,000 from HUD based on the number of homes maintained; outside funding can be used in the calculation to receive HUD money.
- \$2,000,000 was used prior to Zuccho's arrival; the money was not used effectively.
- Believes OVIHA has been in full compliance with HUD agreements.
- The Board of Directors is comprised of members of the Lone Pine tribe; other tribes have their own housing authorities.
- Currently using County services for police protection.

Chairman Reid: This is the first step in opening the dialogue between OVIHA and Mono County. For the time being, Mary Booher will be a good point person for communication

purposes. The Board agreed. Reid asked Zuccho to send a list of OVIHA board members to Booher. He encouraged the community members to visit Camp Antelope and view the progress.

Booher will include this as a recurring item on the Housing Authority agenda.

CLERK OF THE BOARD

- 2a) Digital 395 Project (**Supervisor Hap Hazard**) - At their July 14, 2009, regular meeting, the Board of Supervisors approved a letter in support of the "Digital 395" Project. The project is intended to bring broadband technology and telecommunication infrastructure to the Eastern Sierra. Supervisor Hazard will provide an update about the progress of this project.

Action: None

Supervisor Hazard reviewed the status of this project:

- About two years ago found out money was available to bring high-speed internet to rural areas. Work has been done since this time to move the project forward.
- Very recently a private company (Praxis) has come forward with an interest in bringing high-speed internet to Mono, Inyo, and Kern counties. They are working on getting federal stimulus money to lay fiber optic cable.
- Praxis would build, develop, and start up the system; they would then turn it over to a provider company.
- There is potential to provide fiber optic cable to each home, or install a tower for wireless.
- Have letters of support from many agencies, including schools, Mammoth hospital, the marine base, and businesses.
- Should know within the next 2-4 weeks if the project is approved. The cost will be between \$60-\$80 million dollars (80% funded through stimulus funding with a 20% match—10% from California PUC and 10% from the state).
- Internet speeds would be 3 MB for downloads and 1 MB for uploads; current technology would be good for many decades.
- The grant for federal money was submitted last week; if it is approved, Praxis will break ground in November. The project will be done with multiple crews at various locations along 395, so if they encounter issues, work on other parts will continue. The backbone will be along 395, and once it is installed, providers can easily take service in to homes. The project may take two years from start to finish. The state supports this project and existing rights of way can be used.
- This project would provide service to about 13% of California's geographic area, and would solve problems with 911.
- The goal is to have the service be competitive and affordable.

COUNTY ADMINISTRATIVE OFFICE

- 3a) CDBG Update on Walker Community Center Grant (**Mary Booher**) - Receive presentation by Mary Booher regarding CDBG grant application for Walker Community Center area planning grant. Provide any desired direction to staff.

Action: None

Mary Booher: Will be submitting a grant application for funding (planning grant) to study long-term needs and development. The application will be submitted when the grant notice opens in September or October. Funding will be used to hire a contractor to hold community meetings to discuss needs, and integrate various facilities studies to develop a long-term plan. The process will include an analysis of alternate locations versus improving the current site. An implementation plan would begin once additional grant funds are available.

Chairman Reid: The Board has discussed the need for a new community center, and is considering many options. They are also looking at the possibility of including a child care center and library facilities.

PUBLIC WORKS

- 4a) Fencing vs. Earthwork and Future Options for Auchoberry Pit (**Garrett Higerd**) - Receive staff report regarding the benefits and drawbacks to fence installation vs. slope grading at the Auchoberry Pit. Potentially provide direction as to which option should be performed within the allocated budget. Discuss and potentially provide direction regarding the potential future uses of the property.

**M09-200 Action: Direct staff to proceed with grading the slope as proposed.
Bauer/Hunt, 5-0**

Staff Presentation

Garrett Higerd outlined options for the Auchoberry Pit.

- Showed vicinity map. The property is about 13 acres and has been used to mine sand material. The County acquired the property about a year ago.
- Showed photo of the steep slopes. Concern with safety of people who recreate in the area, which is currently a hazard.
- The slope has eroded over time.
- Alternatives: 1) Install a fence to wrap around the top and prevent people from going off the embankment; not proposing to fence off the entire property. 2) Grade the site to reduce the angle of the slope. A fence is the cheaper alternative; it would be a four-strand wire type fence (cost about \$4,000), but wouldn't address the visual impact of the slope. Grading would cost approximately \$15,000; money has been set aside for this option. Work would be done in-house which means County staff would be taken away from regular duties.
- The local RPAC expressed their desire to have the slope graded; they were generally opposed to installing a fence.
- Future of the pit: 1) The County is responsible to eventually reclaim the area. Public Works is drafting a reclamation plan. 2) Discussed ideas with the RPAC, including re-vegetating and leaving as open space; mining the sand; changing the zoning and using the site for light industry; developing an approved off-highway vehicle recreation site. The RPAC is generally in favor of a combination of re-zoning to allow for industrial use while retaining the ability to mine sand as demand increases. There was no support for using the property as a motocross track. Future use will have to consider the earthquake fault and communication lines that run through the property.

Audience Comments

- Concern about people running into a fence while on recreational vehicles.

- Consider reducing the slope and installing a no trespassing sign. [Marshall Rudolph: A sign would not eliminate liability since this is a foreseeable hazard.]
- Members of the RPAC varied on their opinion about allowing a light industrial use.

Board Comments

- Supervisor Reid: The RPAC didn't like the fencing option since it can be dangerous. He would like the Board to decide on the immediate issue and then discuss the future use with the RPAC and the community. Reid supported reducing the slope, which would also make progress to the overall environmental mitigation and would make the aggregate more accessible (borrow pits are a valuable commodity). The money has been set aside for slope reduction.
- Supervisor Bauer: Agreed with grading the slope.
- Supervisor Hunt: Supported the earthwork option; it is more practical. He also supported installing trespassing signs. He would like to see zoning adjusted in order to maximize future options, which should be discussed by the community.
- Supervisor Farnetti: Supported slope reduction. Also, the pit is a resource and the material has value. Suggested letting the RPAC continue to work toward a future solution.
- Supervisor Hazard: Supported lowering the slope.

ADJOURN: 7:52 p.m.

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